

Alley Closure Request

21-STRCLOSURE-0032
Rear alley of 421 – 425 W.
Chestnut

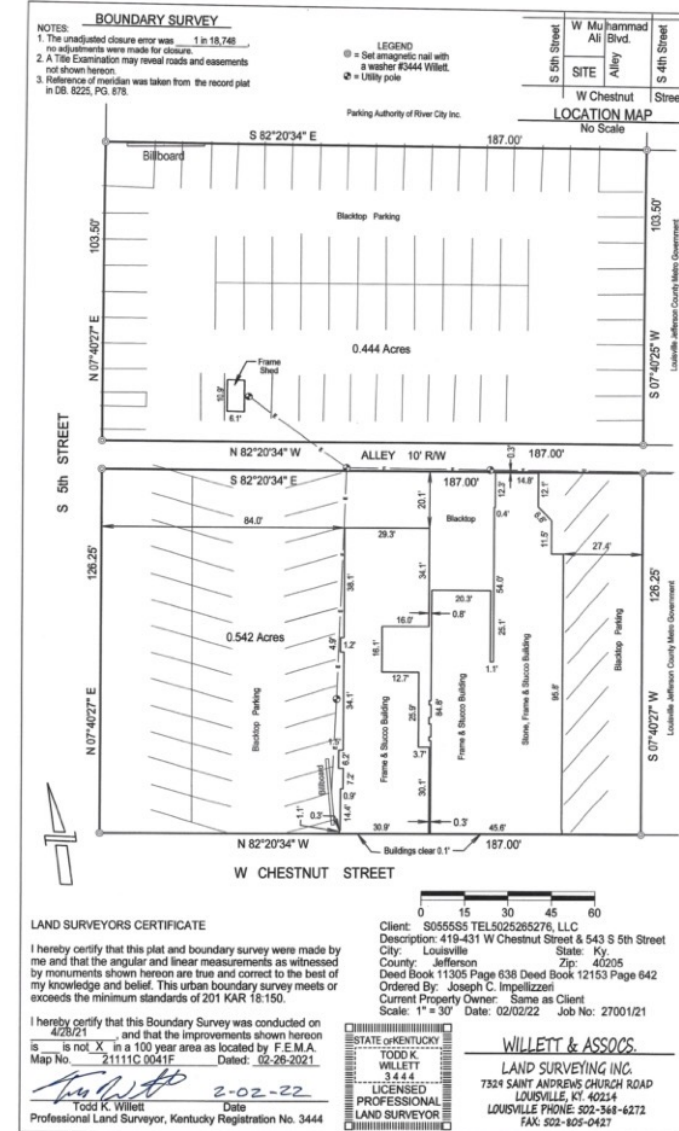
Applicant:
Joseph Impellizzeri
Owner of all adjacent property

Representative:
Charles Cash, AIA
Urban 1, LLC
954 East Kentucky St.
Suite 1
Louisville, KY 40204



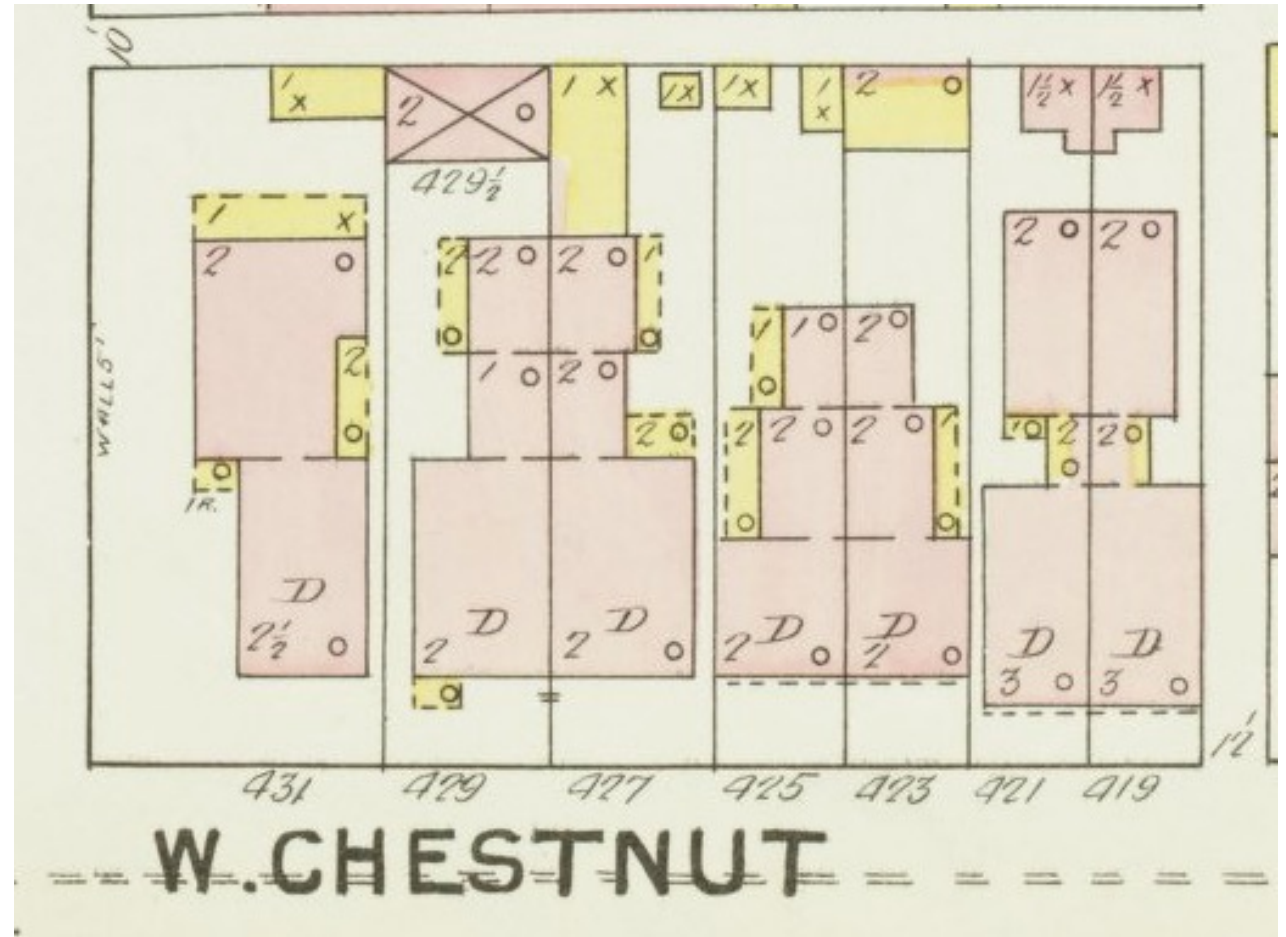
Surveyor's Plat

- All former lots have been merged under the same ownership.
- Three buildings remain in this portion of the block. They can be serviced via the parking lot drive aisles.
- The current alley is not aligned with any other east-west alley and is indistinguishable from the parking lot circulation.
- Parking access will still be possible from 5th St., Chestnut St. and the north-south alley.



1892 Historic Sanborn Map

- Shows the original residential nature of the block.
- All structures were townhouses or single-family structures.
- 10' Alley was adequate for horse and buggy days.
- Alley width does not allow two vehicles to pass.
- Future development could be built to the property lines



Photos of Existing Site

5th and Chestnut Streets



Chestnut Street



Photos of Existing Site

Existing curb cut

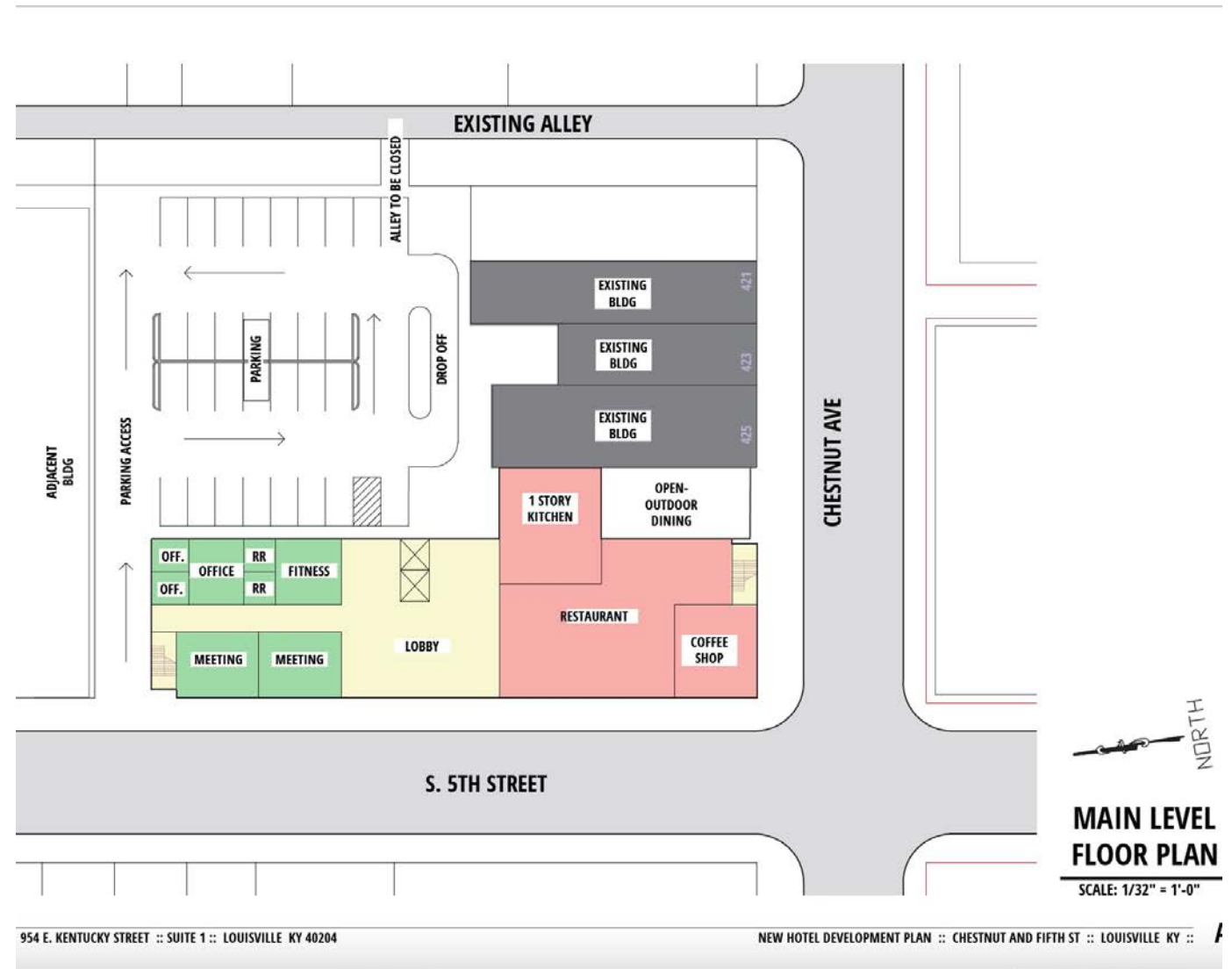


Service drive at Seelbach Garage



Hypothetical Development

- Future construction should comply with the Downtown Form District standards, placing any building on the corner.
- Construction could restore the traditional street wall along 5th and Chestnut.
- Logical vehicular circulation patterns can be determined at that time. Two-way access is shown at the north side.
- Owner could provide a cross easement agreement at that time.



Hypothetical Development

